

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Tourism – Tourism Promotion – Allotment of alternate land to the Tourism Project of “**Health Spa & Resort Project**” at Survey No.314, Kapulappada Village, Visakhapatnam District awarded to M/s.Curevin Pharma Private Limited – Amendment to G.O.– Orders – Issued.

YOUTH ADVANCEMENT TOURISM & CULTURE (PMU) DEPARTMENT

G.O.Ms.No. 73

DT. 27-09-2010

Read the following:

- 1) G.O. Ms.No.3, YAT&C (PMU) Deptt.,dated: 03-02-2009.
- 2) From the Tahsildar, Bheemunipatnam letter vide Rc. No. 545/2007/C dated: 09-05-2009.
- 3) From M/s. Curevin Pharma (P) Limited letter dated: 04-02-2009.
- 4) From the District Collector, Visakhapatnam Proceedings Rc. No. 5654/2005 E2 dated: 05-05-2009.
- 5) From the Tahsildar, Bheemunipatnam letter vide Rc. No. 545/2007/C dated: 09-05-2009.
- 6) From the District Tourism Officer, Visakhapatnam letter No. 43/RTIBRSP/2005 dated: 11-11-2009.

ORDER:

Government vide G.O. 1st read above have issued orders for setting up Health Spa and Resort Project at Survey No.314, Kapulappada Village, Bheemunipatnam Mandal, Visakhapatnam District in an extent of Acres 32 cents of land for a lease period of 33 years on Build, Operate and Transfer Basis under Public Private Partnership Mode.

2) The Tahsildar, Bheemunipatnam Mandal vide letter 2nd read above has informed that in the circumstance reported by the District Tourism Officer, Visakhapatnam and as per the request of the developer vide letter 3rd read above, the District Collector, Visakhapatnam has issued orders for identifying alternative extent of Acres 32.00 cents in Survey No.314 (P), Kapulappada Village, Bheemunipatnam Mandal, Visakhapatnam District and handover to the Tourism Department for development of Health Spa and Resort Project. Accordingly, S.D. Records have been got prepared for the extent of Acres 32.00 cents duly carving out from Survey No.314 of Kapulappada Village, Bheemunipatnam Mandal, Visakhapatnam District and prescrutinised as detailed below and communicated by marking a copy of the above letter to the Estate Officer of this department who has put initials and forwarded the same to the Escort Officer and the same numbers were incorporated in the Agreements which were signed on 14-05-2009:

<u>Sy. No.</u>	<u>Extent in Acs.</u>
396/1	2.82
402/2	24.25
403	4.93

Total >>>>>	32.00
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3) In the meanwhile, the District Tourism Officer has submitted a letter vide 6th read above informing that the developer has faced problems for entry into their allotted site, since, it is situated near to the Grey Hounds land of the Police Academy Training Centre and requested to make modifications in the land earmarking towards Seaside which will have direct access to the Bheemli Main Road who has also made direct correspondence with the Tahsildar, Bheemli and the District Collector, Visakhapatnam and obtained orders without referring the matter to the Government and followed up till the land is allocated in two bits i.e. Acres 27.07 Cents in Survey No.396 (carved out from Survey Number 314) of Kapulappada Village, Bheemunipatnam Mandal as against Acres 32.00 cents and make good of the short fall of Acres 4.93 cents in Survey Number 314/2 of Kapulappada Villave, Bheemunipatnam Mandal.

4) After careful examination, the Government have decided to allot the alternate land of Acres 27.07 cents in Survey No.396 (carved out from Survey Number 314) of Kapulappada Village as against Acres 32.00 cents and Acres 4.93 cents in Survey Number 314/2 for development of Health Spa and Resort Project to M/s. Curevin Pharma Private Limited (presently M/s.Hill Top Beach Resorts India Private Limited) on the following terms and conditions:

1. Extent : 32-00 Acres
2. Project Cost : Rs. 60.00 Crores
3. Proposed Project : On Build, Operate and Transfer basis.
4. Components : International Standard Health Spa with Ancient Indian Schemes and Modern Western treatments with World Class Resort.
5. Land Value : Rs.29.25 Lakhs per Acre.
6. Lease Period : 33 years
7. Project Period : 24 Months
8. Lease Rent : 5% of the basic market value with annual escalation 5% over the previous year amount. The market value is Rs.29.25 Lakhs per Acre. The 1st year lease rent is Rs.46,80,000/- and for 33 years @ 5% of the land value with 5% escalation per annum comes to Rs.37,46,98,448/- (Rupees Thirty Seven Crores Forty Six Lakhs Ninety Eight Thousand Four Hundred and Forty Eight Only).
9. Upfront Development Fee : Rs. 60.00 Lakhs (Rupees Sixty Lakhs Only)
10. Additional Development Premium : The sum total of ADP from 3rd year upto 33rd year is Rs.42,45,64,742/-. Details furnished below.
11. Implementing Agency : YAT&C (PMU) Deptt.

5) The other terms and conditions shall be as contained in the G.O. 1st read above and the revised Lease and Development and Management Agreements to be executed.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**JAYESH RANJAN
SECRETARY TO GOVERNMENT**

To

The Director,
M/s. Hill Top Beach Resorts India (P) Limited,
Sy. No.314, Kapulappada (V),
Bheemunipatnam (M),
Visakhapatnam District.

Copy to:

The District Collector, Visakhapatnam District.

The Director of Tourism, A.P. Hyderabad.

PS to M (Fin)

PS to M (Home)

PS to M (T&C)

PS to Prl. Secretary to C.M.

PS to Chief Secretary

The Commissioner of I&PR Department / The PRO, YAT&C (PMU) Deptt. /

SF/SC

// Forwarded :: By Order //

Section Officer